

ACCENT HOUSING - FIRE RISK ASSESSMENT



Region : Yorkshire

Scheme Name : 10 Marlborough Road

Scheme Address : Marlborough Road
Bradford
BD77LE

Date of Assessment: 07/12/2023

Date of Next Assessment: 07/12/2026

FRA Frequency: 3 Years

Heath & Safety Advisor Steven Manners

Scheme Details		10 Marlborough Road
Region:	Yorkshire	
Scheme Name:	10 Marlborough Road	
Site Address:	Street:	Marlborough Road
	Town:	Bradford
	Post Code:	BD77LE
Block & Asset No.	8976	
Scheme Tel. No:	NA	
Date of this Assessment	07/12/2023	
Date of Next Review	07/12/2026	
Fire Risk Assessment Frequency	3 Years	
Health & Safety Assessment Frequency	3 Years	
Fire Risk assessor	Steven Manners	
Scheme Manager/Housing Officer	Charlotte Jackson	
Other staff in attendance		
Regional Housing Director (RHD)	Alex Liburd	
Housing Manager (HM)	Jenny Baines	
Tenancy Sustainability Manager (TSM)		
Contract Manager (CM)	Mark Williams	
Contract Surveyor (CS)	Tom Clark	
Use of Building	General Needs	
Approximate Number of occupants	6	
Occupancy Profile	Families	
Familiarity of the occupants	Totally Unfamiliar	
Likely state of the Occupants	Alert	
PEEPs in place where necessary	N/A	
Number of on-site Accent staff	None	
Number of other (non-Accent) staff	None	
Support Agency (Supported Housing)	None	
Current Evacuation Strategy.	Full (Simultaneous) Evacuation	
Evidence that residents have been notified of the evacuation procedure	Yes letter notification	
History of fires in the building	None	
Business Continuity Plan in place?	Yes	
Scope of Assessment	Type 3 (Common Parts & Flats - Non Destructive)	
Applicable Fire Safety Guidance	Sleeping Accommodation Guide	
	LACORS Guide	

Building Details	10 Marlborough Road
Construction Date	Circa 1900
Construction Type	Stone brick build
Roof Finish	Pitched-Slate Tile
Conversion or purpose-built	Conversion
Number of flats (self-contained)/rooms (HMOS, shared houses)	3
Number of storeys above ground	Two
Number of storeys below ground	None
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	One-Protected
Number of External Staircases per Block	One
External Balcony part of escape route?	No
Unusual features	None
Building complexity	Simple
Approximate floor area (m²)	0
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Residential
Fire Provision Currently in Place	
Fire Detection and Warning System	
Grade of fire alarm	
Category of fire alarm	
Additional Comments:	
Emergency Lighting Provision	Maintained system - Common Areas
Additional Comments:	
Portable Fire Extinguishers	None fitted
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
10 Marlborough Road					07/12/2023	
Action Ref:	Potential Area of Fire Risk	Yes-No-N/A	Observation/Comments/ Actions Required	Risk Rating	Target Completion Date	Referred To:
Fire Hazards						
1	Electrical Sources of Ignition:					
1.1	Electrical Installation (Fixed Wiring, sockets, switches, light fittings) - any signs of obvious damage	No		.		
1.2	Electrical testing certs dated within the past 5 years - (Common Areas)	Yes	Tested 21/05/2021	.		
1.3	Electrical testing certs dated over 5 years but within the past 10 years - (Common Areas)	N/A		.		
1.4	Electrical testing certs dated within the past 5 years - (General Needs flats)	Yes	Completed 14/07/2023	.		
1.5	Electrical testing certs dated over 5 years but within the past 10 years - (General Needs flats)	N/A		.		
1.6	Remedial works from electrical testing complete.	Yes		.		
1.7	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A		.		
1.8	Absence of trailing leads and adapters	N/A		.		
1.9	Mobility Scooters - Accent Mobility Scooter policy being adhered to?	N/A		.		
1.10	Mobility Scooters - Stored/charged in common areas.	N/A		.		
1.11	Mobility Scooters - Stored/charged in purpose built store/resident flat	N/A		.		

2	Smoking:				
2.1	Are there any risks associated with smoking in the building?	Yes	Residents smoking in flats	.	
3	Arson:				
3.1	Adequate security against arson?	Yes	Fob entry door system at this property	.	
3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes		.	
4	Heating Installations (Portable/fixed) Gas Installations - Common Areas & General Needs Residential flats.				
4.1	Is the use of portable heaters avoided?	No		.	
4.2	If portable heaters are used are there suitable controls?	N/A		.	
4.3	Are fixed heating installations subject to regular maintenance?	N/A		.	
4.4	Valid LGSC held on file for each residential flat that contains gas appliances.	Yes	Completed in residents flats and recorded on ActiveH. Corresponding 'in date' LGSRs recorded on ActiveH Completed Jan 2023	.	
5	Cooking:				
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	None incomunal areas	.	
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A		.	
6	Lightning Protection System:				
6.1	Does the building have a lightning protection system?	N/A	Not required for this site	.	
6.2	Is the lightning protection system adequately maintained?	N/A		.	
7	Housekeeping:				
7.1	Is the standard of housekeeping adequate?	Yes		.	

7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes		.		
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes		.		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes		.		
7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	Yes		.		
8	Furniture/furnishings on escape routes and other communal areas:					
8.1	Is furniture / furnishings fire retardant to comply with 1988 Regulations	N/A	No in communals	.		
8.2	Is it in good condition, covers intact, etc.	N/A		.		
9	Other Significant Fire Hazards:					
9.1	Are there other significant fire hazards that are inadequately controlled?	Yes		.		
Fire Protection Measures						
10	Means of Escape from Fire:					
10.1	Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes		.		
10.2	Adequate design on escape routes?	Yes		.		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes		.		
10.4	Fire exits open in direction of escape where necessary?	Yes		.		
10.5	Satisfactory means for securing exits?	Yes		.		
10.6	Reasonable distances of travel where there is a single direction of travel?	Yes		.		

10.7	Reasonable distances of travel where there are alternative means of escape?	N/A		.		
10.8	Suitable protection of escape routes?	Yes		.		
10.9	Suitable protection for all inner rooms?	Yes		.		
10.10	Escape routes unobstructed and maintained in a sterile condition?	Yes		.		
10.11	Escape routes lead to final exits?	Yes		.		
10.12	Do failsafe's on locked exit doors function correctly?	Yes	Door mag locks default to open if there is a power cut	.		
10.13	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	No	Steps at final exit not suitable for disabled residents	.		
11	Measures to Limit Fire Spread and Development:					
11.1	Is it considered that there is compartmentation of a reasonable standard?	Yes		.		
11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes		.		
11.3	Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	N/A		.		
11.4	Compartmentation within roof spaces of a satisfactory standard?	N/A	None in communal areas	.		
11.5	Loft hatches fire resisting?	N/A	None in communal areas	.		
11.6	Compartment Integrity between flats and corridor of a satisfactory standard	Yes		.		
11.7	Compartmentation within service ducts and service cupboards of a satisfactory standard	Yes		.		

11.8	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A		.		
11.9	Smoke Control Systems (AOV's) Are records of annual testing available?	N/A		.		
11.10	Roller shutter doors (fire resisting)	N/A		.		
12	Communal Area Fire Doors (including cross-corridor & doors to high risk rooms including communal kitchen, lounge, boiler room, laundry, electrical intake room, bin room etc:					
12.1	Self-closer fitted that enables the door to close fully.	Yes		.		
12.2	3 x fire rated our other suitable hinges	Yes		.		
12.3	Fire door of solid construction - min 44mm thickness	Yes		.		
12.4	Intumescent strips fitted	No		.		
12.5	Cold smoke seals fitted	No		.		
12.6	Combined intumescent/smoke seals fitted	Yes		.		
12.7	Intumescent/smoke seals in good condition	Yes		.		
12.8	If there is a gap, is this less than 4mm to the edges and max 10mm to the base	No		.		
12.9	"Fire door keep shut" signage displayed on both sides of all applicable doors.	Yes		.		
12.10	"Fire door keep locked" signage displayed on the outside of all applicable doors.	N/A		.		
12.11	Glazing 6mm Georgian wired or otherwise fire rated?	N/A		.		
12.12	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	N/A		.		
13	Flat entrance doors (Internal Common Areas)					
13.1	Do flat entrance doors open onto internal escape routes?	Yes	If yes, see "Residents Front Doors Sheet"	.		

14 Flats with a single direction of escape to a single escape stairway. (External Balcony)					
14.1	Do the flat entrance doors that open onto an external balcony have to be passed during an escape?	N/A	If yes, see "Residents Front Doors Sheet"	.	
14.2	Are the separating walls between the flats and the balcony floor that have to be passed during an escape, fire-resisting up to a height of 1.1m?	N/A		.	
15 Emergency Escape Lighting:					
15.1	Are all emergency lighting units in good condition and securely fixed to walls/ceilings	Yes		.	
15.2	Are remote testing switches suitably located and in a serviceable condition?	Yes		.	
15.3	Are lighting units fitted within 2m of change of floor level?	Yes		.	
15.4	Are lighting units fitted within 2m of each piece of fire-fighting equipment and call points	Yes		.	
15.5	Are lighting units fitted outside and near each final exit door?	Yes		.	
15.6	Are lighting units fitted within 2m of each safety exit sign?	Yes		.	
15.7	Are lighting units fitted near escape stairs so each tread received direct line light?	Yes		.	
15.8	Are lighting units fitted within 2m of each change of direction (turn in corridor or split level)	Yes		.	
15.9	Are records of monthly testing available?	Yes	Completed by Tunstall 07/12/2023	.	
15.10	Are records of annual testing available?	Yes	Completed by Tunstall 20/07/2023	.	
16 Fire Safety Signs and Notices:					
16.1	Are Fire Action Notices located at all call points properly completed?	N/A		.	

16.2	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes		.		
16.3	Directional fire escape signage in place and adequate?	Yes		.		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	N/A		.		
17	Means of giving Warning in case of Fire:					
17.1	Is the fire detection and warning system appropriate for the occupancy and fire risk?	Yes		.		
17.2	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)	Yes	Completed by Tunstall 15/10/2023	.		
17.3	Are all detector heads in good condition and securely fixed to the ceilings	Yes		.		
17.4	Corridors - Is there one smoke detector for 2m x 15m of area	Yes		.		
17.5	Corridors - Is the smoke detector positioned 7.5m to nearest wall point	N/A		.		
17.6	Corridors - Is there smoke detection within 1.5 m of a lift shaft or stairway	N/A		.		
17.7	Communal Rooms - Is there one smoke detector for 10.6m x 5.3m of area?	N/A		.		
17.8	Communal Rooms - Is the smoke detector positioned 7.5m to nearest wall point	N/A		.		
17.9	Communal Rooms - If heat detectors are required is there one for 9m of area?	N/A		.		
17.10	Communal Rooms - Is the heat detector positioned 5.3m to nearest wall point?	N/A		.		

17.11	Are there heat detectors located in the Kitchen, Boiler, Plant and Laundry?	N/A		.		
17.12	If applicable, is detection situated less than 500mm from any beam/partition	N/A		.		
17.13	If applicable, is detection situated less than 1m from air inlets?	N/A		.		
17.14	If applicable, the detection should not be closer than twice the depth of any light/obstruction	N/A		.		
17.15	Is there a detector at the top of the stairway and at each main landing?	N/A		.		
17.16	Is there detection in other areas e.g. guest room?	N/A		.		
17.17	Are manual call points mounted 1.4m +/-0.2m above floor level and free from damage? (BS 5839-1:2017)	N/A		.		
17.18	Are manual call points located on exit routes?	N/A		.		
17.19	Are manual call points located on floor landings of staircases?	N/A		.		
17.20	Are manual call points located on all exits that lead to open air?	N/A		.		
17.21	Is there a maximum 45m travel distance to the nearest call point by any person?	N/A		.		
17.22	Is there a maximum 25m travel distance to nearest call point by any person with limited mobility?	N/A		.		
17.23	Heat detectors in Kitchen, Boiler, Plant and Laundry appropriately sited and free from damage? (BS 5839-1:2017)	N/A		.		

17.24	Sounders appropriately sited and free from damage? (BS 5839-1:2017)	N/A		.		
17.25	Is there are fire alarm panel and is it appropriately sited and free from damage? (BS 5839-1:2017)	N/A		.		
17.26	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A		.		
17.27	Are detectors in flats linked to the warden call system (Independent Living and Extra Care only), and if so are there records of regular testing?	N/A		.		
17.29	Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results recorded on an in date Landlord Gas Safety Record (LGSR)	Yes		.		
18	Fire Extinguishing Equipment:					
18.1	Portable fire extinguishers - appropriate type/number/position?	N/A		.		
18.2	Correct signage displayed by each fire extinguisher?	N/A		.		
18.3	Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A		.		
18.4	Hose Reels - fitted, maintained?	N/A		.		
18.5	Dry/wet riser fitted?	N/A		.		
	Dry/wet risers - Full access to all inlet/outlet boxes. All inlet/outlets secured and/or securing straps fitted to outlet valves?	N/A		.		
18.6	Other Fire Fighting Equipment/Systems?	N/A		.		

18.7	Is Fire fighting equipment fully accessible, undamaged & untampered with?	N/A		.		
18.8	Records available of fire fighting equipment servicing within past 12 months	N/A		.		
19	Management of Fire Safety					
19.1	Are there sufficient number of qualified Fire wardens. (Sheltered Schemes & Regional Offices only)	N/A		.		
19.2	Are procedures in the event of fire properly documented?	N/A		.		
19.3	Are there suitable arrangements for summoning the fire service?	N/A		.		
19.4	Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A		.		
19.5	Offices - Are there suitable arrangements for evacuating disabled people?	N/A		.		
19.6	Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A		.		
19.7	Offices/IL Schemes - Is there a suitable assembly point?	N/A		.		
19.8	Offices - Are fire drills carried out at appropriate intervals?	N/A		.		
19.9	Do relevant staff carry out regular fire safety checks - SM/HM, BSO/Facilities, HO	N/A		.		
20	Evacuation Policy					
20.1	Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?	Yes		.		
21	Miscellaneous					

Residents Front Doors											
10 Marlborough Road									07/12/2023		
Flat Door No.	Full Access	Door Type	Self Closure Device	Hinges	Smoke/ Intumescent Seals	Fire Rated Letter Plate	4mm gaps all edges	10mm max gap at base	Fire Rated Glazing	Overall Door Rating	Remedial Actions, Recommendations, Comments
1	No	Timber 44mm	Overhead Internal	x3 Sat	Smoke	Unsat	Sat	Sat	N/A	Sat	
Asset No.		8976	Rating:	-	Target Date:	01/03/2019		Refer To:			CM
2	No	Timber 44mm	Overhead Internal	x3 Sat	Smoke	Unsat	Sat	Unsat	N/A	Sat	
Asset No.		8976	Rating:	-	Target Date:	01/03/2019		Refer To:			CM
3	Yes	Timber 44mm	Overhead Internal	x3 Sat	Not Fitted	Unsat	Sat	Unsat	N/A	Sat	
Asset No.		8976	Rating:	-	Target Date:	01/03/2019		Refer To:			CM

6. Risk Calculator - Fire

The following risk estimator is based on the general health and safety risk level estimator contained within BS 8800: 1996. Guide to occupational health and safety management systems.

1. Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from the fire (the probability of ignition) at this building is:

(please insert x below)

LOW MEDIUM HIGH

2. Taking into account the nature of the building, the occupants, the fire protection afforded and any procedural arrangements observed at the time of the assessment, it is considered that the consequences for life safety in the event of a fire would be:

(please insert x below)

MINOR MAJOR CRITICAL

The definition of the above terms is as follows:

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MINOR	Outbreak of fire is unlikely to result in serious injury or death of any occupant (other than the occupant sleeping in a bedroom in which a fire occurs).
MAJOR	An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.
CRITICAL	There is significant potential for serious injury or death of one or more occupants.

3. The above estimates are then read into the following matrix table to give the overall risk level for the site:

Fire Hazard	Minor	Major	Critical
Low	Trivial	Tolerable	Moderate
Medium	Tolerable	Moderate	Substantial
High	Moderate	Substantial	Intolerable

When the level of risk is established, the action level can be read from the table below:

Risk Level	Guide to actions and appropriate timescales
Trivial	No action is required
Moderate	Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.
Substantial	Considerable resources may have to be allocated to reduce the risk level. It may be necessary to limit the occupation of some parts until urgent remedial action is
Intolerable	The building (or the relevant area) should not be occupied until the risk is reduced.